

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: October 13, 2016

Location: City Council Chamber, 1300 Perdido Street, New Orleans, LA 70112

Called to order: 1:05 p.m.

Adjourned: 4:30 p.m.

Commissioners present: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie

Commissioners arriving after beginning of the meeting: Calvin Alexander, Anne Redd, Jeanne Nathan

Commissioners absent: Andrew P. Sanchez, John Deveney, Ed de Montluzin

**I. Minutes of the September 15, 2016**

Motion: Approve the meeting minutes.

By: Heather Szapary

Seconded: Jennifer Greene

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie

Opposed:

Comments:

**II. Consent Agenda**

Motion: Suspend the rules.

By: Renee Lapeyrolerie

Seconded: Heather Szapary

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie, Jeanne Nathan

Opposed:

Comments:

Motion: Remove Item II. B from the Consent Agenda.

By: Renee Lapeyrolerie

Seconded: Jennifer Greene

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie, Jeanne Nathan

Opposed:

Comments:

Motion: Reinstate the rules.

By: Renee Lapeyrolerie

Seconded: Jennifer Greene

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie, Jeanne Nathan

Opposed:

Comments:

Motion: Approve the Consent Agenda

By: Jennifer Greene

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie, Jeanne Nathan

Opposed:

Comments:

- A. 735 Port St: Jacob Villere, applicant; Evelyn Broders, Jacob J Villere, owner; Construction of camelback addition to one-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-20192-HDLC>
- B. Item II.B, 1423 Esplanade, was removed from the consent agenda and placed on the regular agenda.
- C. 1605 Orleans Ave, 1601 Orleans Avenue: Stephen Skaer, applicant; Lesly H Labadie, HRI Investments LLC, owner; Renovation of existing two-story commercial building at 1601 Orleans Ave, New construction of three-story (22,000SF) elderly living facility at 1605 Orleans Ave, and new construction of 6500 SF elderly living facility at 731 N Robertson St.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-26091-HDLC>
- D. 725 Mandeville St: Alexander Adamick, applicant; Simone K Cifuentes, owner; Construct two (2) dormers on existing one-and-half story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-26143-HDLC>
- E. 1727 Louisa St: Rodney Ratliff, applicant; The City of New Orleans, owner; Renovation of one-story residential building including camelback addition.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-26962-HDLC>
- F. 824 St Ferdinand St: John Wettermark, applicant; Richard N Sherman, owner; Construct new two-story addition to rear of existing two-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-28162-HDLC>

- G. 4912 Burgundy St: Chris Leniek, applicant; Orleans Redevelopment Authority New, Sainte Croix Developments LLC, owner; New construction of one-story single family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-29084-HDLC>
- H. 923 Marigny St: Charles Berg, applicant; Eugene R Lamothe, Eugene R Lamothe, owner; Renovation and camelback addition to existing one-story shotgun residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-29987-HDLC>
- I. 1603 Dumaine St: Harry Baker Smith Architects, applicant; Providence Community Housing, owner; New construction of one-and-half single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-30943-HDLC>
- J. 2360 St Thomas St: Nicole Webre, applicant; Livewell Properties LLC, owner; New construction of two story, single family, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-30535-HDLC>
- K. 2366 St Thomas St: Nicole Webre, applicant; Livewell Properties LLC, owner; New construction of two story, single family, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-30991-HDLC>
- L. 2372 St Thomas St: Nicole Webre, applicant; Livewell Properties LLC, owner; New construction of two story, single family, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-31000-HDLC>
- M. 2378 St Thomas St: Nicole Webre, applicant; Livewell Properties LLC, owner; New construction of two story, single family, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-31001-HDLC>
- N. 2384 St Thomas St: Nicole Webre, applicant; Livewell Properties LLC, owner; New construction of two story, single family, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-31004-HDLC>
- O. 2396 St Thomas St: Nicole Webre, applicant; Livewell Properties LLC, owner; New construction of two story, single family, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-31008-HDLC>
- P. 542 Vallette St: Samuel Bavido, applicant; Roberto E Varela, owner; New construction of a two-story, single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-31098-HDLC>
- Q. 539 First St: Kim Finney, applicant; Livewell Properties LLC, David Bruce Teran, owner; New construction of a detached garage.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-31152-HDLC>

B. 1423 Esplanade Avenue

Application: New construction of three-story 11,190 SF multi-family residential building.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC and Safety & Permits to investigate strategies to minimize the height and massing of the proposal within its context. The Commission suggested investigating options such as shifting the proposal deeper into the parcel, and incorporating landscaping at the front of the property.

By: Jeanne Nathan

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie, Jeanne Nathan

Opposed:

Comments: David Jefferson Dye spoke against the proposed new construction.

At this time, Calvin Alexander arrived.

**III. New Business Work Applications**

A. 2100 Chartres Street

Application: This application was withdrawn.

B. 719 Ninth Street

Application: Remove stair from front porch and install railing.

Motion: Deny application.

By: Greg Hackenberg

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie, Jeanne Nathan, Calvin Alexander

Opposed:

Comments:

C. 2538 Chartres Street

Application: Appeal of ARC recommendation for denial of the renovation of existing two family residential building to include two (2) new eyebrow dormers at the right side elevation.

Motion: Deny application.

By: Katye Fayard

Seconded: Greg Hackenberg

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Renee Lapeyrolerie, Jeanne Nathan, Calvin Alexander

Opposed:

Comments:

At this time, Anne Redd arrived.

#### IV. New Business Demolition Applications

A. 2515 N. Robertson Street

Application: Demolition of building.

Motion: Deny application.

By: Katy Fayard

Seconded: Jeanne Nathan

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katy Fayard, Renee Lapeyrolerie, Jeanne Nathan, Calvin Alexander, Anne Redd

Opposed:

Comments

B. 5236 Burgundy Street

Application: Demolition of building.

Motion: Deny application.

By: Calvin Alexander

Seconded: Jeanne Nathan

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katy Fayard, Jeanne Nathan, Calvin Alexander, Anne Redd

Opposed: Renee Lapeyrolerie

Comments:

C. 1622 Kerlerrec Street

Application: Demolition of building.

Motion: Deny application.

By: Jeanne Nathan

Seconded: Katy Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katy Fayard, Jeanne Nathan, Calvin Alexander, Anne Redd, Renee Lapeyrolerie

Opposed:

Comments:

D. 2238 Governor Nicholls Street

Application: Demolition of an existing one-and-half story single family residential building and accessory structures.

Motion: Deny the application.

By: Katy Fayard

Seconded: Jeanne Nathan

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katy Fayard, Jeanne Nathan, Calvin Alexander, Anne Redd, Renee Lapeyrolerie

Opposed:

Comments:

## V. Old Business Retention Applications

### A. 901 Washington Avenue

Application: Retention of roof deck built with no CofA.

Motion: Defer action on this application 3 months, to give the applicant time to come up with a plan that will address the HDLC's concerns with visibility.

By: Greg Hackenberg

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Jeanne Nathan, Calvin Alexander, Anne Redd, Renee Lapeyrolierie

Opposed:

Comments:

### B. 1416 Josephine Street

Application: Retention of enclosing side gallery and paving of the front yard without a CofA.

Motion: Deny the application to retain the enclosure of the side gallery and the paving at the front yard. The Commission recommends working with staff to work on an appropriate fencing plan to conceal the existing paving and recessing the wall at the side gallery 3'-0" to match the previously existing condition.

By: Greg Hackenberg

Seconded: Katye Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Jeanne Nathan, Calvin Alexander, Anne Redd, Renee Lapeyrolierie

Opposed:

Comments:

## VI. New Business Retention Applications

### A. 2302 Chippewa Street

Application: Retention of wood-grained HardiePlank installed on rear shed.

Motion: Deny the application; all existing wood-grained HardiePlank visible from the public right-of-way should be replaced with smooth siding.

By: Greg Hackenberg

Seconded: Renee Lapeyrolierie

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Jeanne Nathan, Calvin Alexander, Anne Redd, Renee Lapeyrolierie

Opposed:

Comments:

B. 703 Flood Street

Application: Retention of inappropriate fanlight door.

Motion: Deny the application for retention of the inappropriate fanlight door. The Commission has granted a period of six (6) months to correct the violation.

By: Calvin Alexander

Seconded: Renee Lapeyrolerie

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Jeanne Nathan, Calvin Alexander, Anne Redd, Renee Lapeyrolerie

Opposed:

Comments:

C. 1023 Louisa Street

Application: Retention of decorative tiles installed at front stairs.

Motion: Deny the application for retention because the tiles are not appropriate for the style of the house and their installation may damage the existing stairs, as tile and wood are not compatible materials.

By: Katye Fayard

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Calvin Alexander, Anne Redd, Renee Lapeyrolerie

Opposed: Jeanne Nathan

Comments:

D. 2318 Royal Street

Application: Retention of inappropriate horizontal window installed on right elevation.

Motion: Approve the application for retention of the transom window.

By: Jeanne Nathan

Seconded: Katye Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Calvin Alexander, Anne Redd, Renee Lapeyrolerie, Jeanne Nathan

Opposed:

Comments:

At this time, Renee Lapeyrolerie left the meeting.

E. 2231 St. Claude Avenue

Application: Retention of the installation of signage without permits, painting mural on side elevation, installation of inappropriate lighting, and the installation of inappropriate 'disco ball' over the public right of way.

Motion: Deny the application for retention of the floodlights (inappropriate lighting) on the street facing elevations and approve the retention of the mural on the Marigny Street elevation. As photographic evidence was submitted illustrating the removal of the inappropriate signage, the removal of the inappropriate 'disco ball' over the public right of way, and the removal of inappropriate string lights at the street facing elevations, these violations were removed from the application.

By: Katye Fayard

Seconded: Jeanne Nathan

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Calvin Alexander, Anne Redd, Jeanne Nathan

Opposed:

Comments:

F. 235 Belleville Street

Application: Retention of removal of original wood windows and installation of inappropriate 1/1 vinyl windows.

Motion: Deny the application for retention.

By: Heather Szapary

Seconded: Katye Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Calvin Alexander, Anne Redd, Jeanne Nathan

Opposed:

Comments:

G. 931 St. Andrew Street

Application: Retention of existing front doors, front louvered shutters and Constance St. side security porch railing.

Motion: Defer matter to the November meeting.

By: Greg Hackenberg

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Calvin Alexander, Anne Redd, Jeanne Nathan

Opposed:

Comments:

H. 2107 Annunciation Street

Application: Retention of two inappropriately sized windows on the Josephine Street side elevation.

Motion: Deny the application to retain inappropriately sized windows and allow 4 months to correct the windows.

By: Greg Hackenberg

Seconded: Katye Fayard

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Tony French, Heather Szapary, Jennifer Greene, Katye Fayard, Calvin Alexander, Anne Redd, Jeanne Nathan

Opposed:

Comments:

**VII. HDLC Reports and Communciations**

The meeting was adjourned at 4:30 p.m.